



NEW JERSEY Wetlands Mitigation Council

New Jersey Department of Environmental Protection

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MONETARY CONTRIBUTION PROPOSAL FOR SINGLE FAMILY HOMEOWNERS CHECKLIST FOR COMPLETENESS

(1-2-13)

These are the application requirements for a monetary contribution for a single-family homeowner to satisfy a mitigation obligation under N.J.A.C. 7:7A-15.

A monetary contribution, according to the Freshwater Wetlands Protection Act shall be equivalent to the lesser of the following costs: (1) purchasing and enhancing or restoring existing degraded freshwater wetlands of equal ecological value to those which are being lost; or (2) purchase of property and the cost of creation of freshwater wetlands of equal ecological valued to those which are being lost. In order to evaluate these options, it is necessary for the permittee to submit a cost estimate which includes all costs necessary to complete the proposed mitigation and monitoring, plus an appraisal of the property. Upon review of the proposals, the Council determines whether the proposed contribution is appropriate.

The Mitigation Council recognizes single-family homeowners who have owned property since before the passage of the Freshwater Wetlands Protection Act (July 1, 1987) and has consistently allowed a simpler process and lesser donation for these projects when they qualify **for a general permit**. Based on past single-family homeowner monetary contributions, the Council accepts contributions from single-family homeowners obtaining **general permits** based on a rate of \$38,000.00 per acre of wetland disturbance (\$4,750.00 per 1/8th of an acre of disturbance).

In order to make a monetary contribution, the permittee needs approval from the Department in accordance with N.J.A.C. 7:7A-15.5, 15.6 and 15.18.

Single Family property owners obtaining a general permit shall provide two copies of the following information:

1. A request for authorization from the Department of Environmental Protection to mitigate through a monetary contribution in accordance with N.J.A.C. 7:7A-15.5 or 15.6;
2. A copy of the permit authorizing the wetland impact;
3. A copy of the approved plans referenced in the permit;
4. A copy of a current property appraisal;
5. A deed or other ownership document indicating how long the property has been owned by the applicant; and
6. A letter from the applicant agreeing to make a monetary contribution to satisfy their obligation to mitigate for wetland losses associated with their permitted activity based on a rate of \$38,000.00 per acre of wetland disturbance. Use the following equation to determine the amount of the monetary contribution:
(\$38,000.00) multiplied by (the acreage of permitted wetland disturbance) = the amount of the monetary contribution.

Single Family property owners obtaining an Individual permit shall provide two copies of the following information:

1. A request for authorization from the Department of Environmental Protection to mitigate through a monetary contribution in accordance with N.J.A.C. 7:7A-15.5 or 15.6;
2. A copy of the permit authorizing the wetland impact;
3. A copy of the approved plans referenced in the permit;
4. A copy of a current property appraisal;
5. A deed or other ownership document indicating how long the property has been owned by the applicant;
6. An estimate of how much it would cost to obtain property and then enhance or restore a degraded wetland of the same type and of equal ecological value to those that are being impacted by the disturbance. For example, if forested freshwater wetlands are being disturbed under the permit, the cost estimate shall assume establishment of a forested freshwater wetland. That cost estimate shall include all costs necessary to complete the proposed mitigation and monitoring in accordance with N.J.A.C. 7:7A-15, and shall include at a minimum, all of the following:
 - i. Engineering costs (include surveying of land, soil erosion and sediment control plan, grading plan, soil removal plan, wetland planting plan, calculation of a water budget etc.);
 - ii. Environmental consultant fees (include preparation of a seeding/planting and restoration plan, interface with engineering plans and personnel, permit processing costs (preparation and processing costs and application fees) etc.);
 - iii. The cost of obtaining a No Further Action letter from the DEP;
 - iv. Attorney fees (include preparation of conservation restriction);
 - v. Cost of financial assurance that complies with N.J.A.C. 7:7A-15.13 (performance bond worth at least 115% of cost of mitigation project, maintenance bond worth at least 115% of cost of monitoring and maintaining the site, including the cost to replant the mitigation area .);
 - vi. Site preparation and construction cost (include movement and disposal of soil, vegetation and debris);
 - vii. Vegetation planting costs (include an estimate from a local nursery reflecting the size and quantity of the planting material that will be used);
 - viii. Cost of supervising construction (environmental consultant, construction manager and landscaper); and
 - ix. Cost of monitoring program and monitoring reports for five years (including report preparation and data collection).
7. An estimate of how much it would cost to obtain property and then create a wetland of the same type and of equal ecological value to those disturbed under the permit. The cost estimate shall be based on items i-ix above; and
8. A final proposed monetary contribution based upon the lesser of the costs determined in numbers 6 and 7 above.

Proposal packages shall be submitted to:

New Jersey Department of Environmental Protection
Division of Land Use Regulation
Mail Code 501-02A, P.O. Box 420
Trenton, New Jersey 08625-0420
Attn: Mitigation Unit